

Table 4-1 Mitigation, Monitoring, and Reporting Program

Environmental Impacts	Mitigation Measure	Responsible Party				Timing
		Westlake Urban	SummerHill Homes	True Life	Future Development	
Air Quality						
Impact AQ-1: Sensitive receptors may be exposed to substantial pollutant concentrations during construction and operation.	Mitigation Measure AQ-1: Implement BAAQMD-recommended Measures to Control Particulate Matter Emissions during Construction for all projects allowed by the LSAP, including future development. Measures to reduce diesel particulate matter and PM from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided. <ul style="list-style-type: none">All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.All haul trucks transporting soil, sand, or other loose material off-site shall be covered.All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.Post a publicly visible sign(s) with the telephone number and	X	X	X	X	Construction

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	<p>person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> <ul style="list-style-type: none"> Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). Properly tune and maintain equipment for low emissions. 					
Impact AQ-1: Sensitive receptors may be exposed to substantial pollutant concentrations during construction and operation.	Mitigation Measure AQ-2: All diesel-powered off-road equipment larger than 50 horsepower and operating on the SummerHill Homes site and the future development area for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent and the latest CARB equipment standards at a minimum. Note that the construction contractor could use other measures to minimize construction period DPM emissions to reduce the predicted cancer risk below the thresholds. Such measures may be the use of alternative powered equipment (e.g., LPG-powered lifts), alternative fuels (e.g., biofuels), added exhaust emission control devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce construction risk impacts to less than significant.		X		X	Construction
Impact AQ-1: Sensitive receptors may be exposed to substantial pollutant concentrations	Mitigation Measure AQ-3: Design the site to limit exposure from sources of TACs and PM _{2.5} emissions. The final layout shall locate operable windows and air intakes as far as possible from Central Expressway and Lawrence Expressway. Any modifications to the site design shall incorporate buffers between residences and the roadway.	X	X	X	X	Design, Construction, Ongoing

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during construction and operation.	<ul style="list-style-type: none"> To the greatest degree possible, plant vegetation along the study area boundaries near Central Expressway and Lawrence Expressway and around outdoor use areas. This barrier would include trees and shrubs that provide a dense vegetative barrier. Install air filtration at units that have predicted PM_{2.5} concentrations above 0.3 micrograms per cubic meter (µg/m³). Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors, a ventilation system shall meet the following minimal design standards: <ul style="list-style-type: none"> A MERV13 or higher rating (or MERV16 where specified below); At least one air exchange(s) per hour of fresh outside filtered air; At least four air exchange(s) per hour recirculation; and Alternately, at the approval of the City, equivalent control technology may be used if it is shown by a qualified air quality consultant or heating, ventilation, and air conditioning (HVAC) engineer that it would reduce risk below significance thresholds. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. Recognizing that emissions from air pollution sources are decreasing, the maintenance period shall last as long as significant excess cancer risk or annual PM_{2.5} exposures are predicted. Subsequent studies could be conducted by an air quality expert approved by the City to identify the ongoing need for the filtered ventilation systems as future information becomes available. Ensure that the lease agreement and other property documents (1) require cleaning, maintenance, and monitoring of the affected units for air flow leaks; (2) include assurance that new owners and tenants are provided information on the ventilation system; and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed. Require that, prior to building occupancy, an authorized air pollutant consultant or HVAC engineer verify the installation of all 					

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	<p>necessary measures to reduce toxic air contaminant (TAC) exposure.</p> <ul style="list-style-type: none"> The type of MERV-rated filtration required to be installed as part of the ventilation system in the residential buildings shall be as follows: MERV13 filtration shall be utilized for areas where the annual PM2.5 concentrations are 0.4 µg/m3 or greater for unmitigated concentrations. <p>MERV16 filtration shall be utilized for areas where the annual PM2.5 concentrations are 0.8 µg/m3 or greater for unmitigated concentrations.</p>					
<p>Impact AQ-3: Implementation of the LSAP will result in construction-period and operational emissions, which could result in a cumulatively considerable net increase in criteria pollutants.</p>	<p>Mitigation Measure AQ-4: Implement additional control measures to reduce NOx. All diesel-powered off-road equipment larger than 50 horsepower and operating on site for more than two days shall, at a minimum meet U.S. EPA NOx emissions standards for Tier 4 engines or equivalent and the latest CARB equipment standards at a minimum.</p>	X	X	X	X	Construction
<p>Impact AQ-3: Implementation of the LSAP will result in construction-period and operational emissions, which could result in a cumulatively considerable net increase in criteria pollutants.</p>	<p>Mitigation Measure AQ-5: Require the use of low volatile organic compound (VOC) paint for construction of SummerHill Homes. The SummerHill Homes construction contractor shall require the use of low VOC paint based on the following specifications: 50 g/L VOC for all interior coatings and 50 g/L VOC for all exterior coatings.</p>		X			Construction

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Impact AQ-3: Implementation of the LSAP will result in construction-period and operational emissions, which could result in a cumulatively considerable net increase in criteria pollutants.	Mitigation Measure AQ-6: Require a project-level construction assessment of the future development area. Construction criteria pollutant quantification will be required on a project-level basis once those details are available through modeling to identify impacts and, if necessary, include measures to reduce emissions. Reduction in emissions can be accomplished by the following measures: <ul style="list-style-type: none"> Construction equipment selection; Use of alternative fuels, engine retrofits, and added exhaust devices; Low-VOC paints; Modify construction schedule; and Implementation of BAAQMD Basic and/or Additional Construction Mitigation Measures for control of fugitive dust. 				X	Pre-construction
Impact AQ-3: Implementation of the LSAP will result in construction-period and operational emissions, which could result in a cumulatively considerable net increase in criteria pollutants.	Mitigation Measure AQ-7: Require the use of Low VOC paint for Operational Architectural Coatings of the Phase 1 buildings. Santa Clara shall require the use of low VOC paint for all operational architectural coatings (maintenance coatings) based on the following specifications: 50 g/L VOC for all interior coatings and 50 g/L VOC for all exterior coatings.	X	X	X		Construction
Biology						
Impact BIO-1: Construction and operation of development under the LSAP may	Mitigation Measure BIO-1a: To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Wildlife Code will be avoided. The nesting season	X	X	X	X	Pre-Construction, Construction

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adversely impact nesting birds.	for most birds in Santa Clara County extends from February 1 through August 31.					
Impact BIO-1: Construction and operation of development under the LSAP may adversely impact nesting birds.	Mitigation Measure BIO-1b: If construction activities occur within the nesting season (February 1 through August 31), then pre-construction surveys for nesting birds should be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys would be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ivy, and buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Wildlife Code will be disturbed during project implementation.	X	X	X	X	Pre-Construction, Construction
Impact BIO-1: Construction and operation of development under the LSAP may adversely impact nesting birds.	Mitigation Measure BIO-1c: If construction activities will not be initiated until after the start of the nesting season, the applicant shall demonstrate, to the satisfaction of the Director of the Community Development Department, prior to the issuance of a demolition or grading permit, that the applicant is implementing the recommendations of a qualified ornithologist regarding measures to be taken to reduce the potential for active nests to be located on the project site during construction. Such measures may include, but are not limited to: removal of nesting substrates prior to the start of the nesting season, installation of reflective strips, placement of imitation predators, or installation of speakers broadcasting intermittent sounds associated with predators.	X	X	X	X	Prior to the issuance of a demolition or grading permit
Impact BIO-2: Construction and operation of development under the LSAP may	Mitigation Measure BIO-2: The following measures will be implemented to minimize impacts on roosting bats: <ul style="list-style-type: none"> Within 30 days prior to demolition of any building, a qualified biologist will conduct a survey for evidence of bat use. If evidence is observed, or if potential roost sites are present in areas where 	X	X	X	X	Within 30 days prior to building demolition, Construction

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adversely impact roosting bats.	<p>evidence of bat use might not be detectable, an evening survey and/or nocturnal acoustic survey will be conducted to determine if the bat colony is active and to identify the specific location of the bat colony.</p> <ul style="list-style-type: none"> If a maternity roost of any bat species is present, the bat biologist will determine the extent of a construction-free buffer (typically 100 feet) around the active roost that will be maintained. This buffer will be maintained from April 1 until the young are flying, typically after August 31. If a nonbreeding bat roost (i.e., a non-maternity roost, or a roost occupied between September 1 and March 31) is found in a structure that must be physically disturbed, a avoid injury or mortality during demolition. 					
Impact BIO-3: Construction of development under the LSAP would remove trees protected by the City's Tree Ordinance.	<p>Mitigation Measure BIO-3a: During detailed design of project activities, trees over which the City claims jurisdiction will be avoided to the extent feasible. If it is determined during detailed design of the project that impacts on some trees can be avoided, a construction-phase Tree Preservation Plan shall be prepared by a certified arborist prior to initiation of construction. The Tree Preservation Plan will describe how trees that are not proposed for removal will be protected. The construction-phase Tree Preservation Plan shall include the following tree protection measures:</p> <ul style="list-style-type: none"> A standard Tree Protection Zone (TPZ) will be established. The TPZ will surround individual trees or groups of trees, to ensure that the tree trunk, canopy, and root system of each tree is protected from damage during construction activities. Protect tree root systems from damage caused by (a) runoff or spillage of noxious materials and (b) ponding, eroding, or excessive wetting caused by dewatering operations through use of the following measures during excavation and grading: <ul style="list-style-type: none"> Excavation: Trenching will not occur within the TPZ. Excavation under, or around, tree roots will be done by hand and to a depth of 3 feet. Grading: Existing grades will be maintained within TPZs. 	X	X	X	X	Project design and construction

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	<p>Where existing grade is 2 inches or less below elevation of finish grade, backfill with topsoil or native site soil will be applied.</p> <ul style="list-style-type: none"> 6-inch average thickness wood bark mulch will be placed inside TPZs. <p>Fencing will be installed along edges of TPZs before building material or equipment is brought on site and construction operations begin. Maintain fence will remain in place until construction operations are complete and equipment has been removed from site.</p> <ul style="list-style-type: none"> Temporary irrigation will be provided to all trees in TPZs using a temporary on-grade drip or bubbler irrigation system sufficient to wet the soil within tree protection zones to a depth of 30 inches per bi-weekly irrigation event. 					
<p>Impact BIO-3: Construction of development under the LSAP would remove trees protected by the City's Tree Ordinance.</p>	<p>Mitigation Measure BIO-3b: To the extent that the construction-phase tree protection measures, described above under Mitigation Measure BIO-3a, are not feasible, the project applicant will comply with the standards of the Protected Tree Removal Permit, which requires mitigation for the removal of protected trees. A certified arborist will review the development areas after all construction has been completed.</p> <p>All trees proposed for removal that fall under the jurisdiction of the City shall be replaced at a 2:1 ratio, unless otherwise specified by the Protected Tree Removal Permit. The replacement trees will be standard 24-inch box size trees or larger. Replanting shall occur in appropriate habitat in the City limits within 6 months of tree removal.</p>	X	X	X	X	Construction
Cultural Resources						
<p>Impact CUL-1: Construction activities could potentially cause a substantial adverse change in the</p>	<p>Mitigation Measure CUL-1: Projects within the LSAP that would require demolition of buildings older than 50 years would be subject to the following measures:</p> <ul style="list-style-type: none"> Evaluation: Any buildings within the study area that are or will reach 50 years of age prior to demolition will be evaluated for significance (CRHR eligibility) in accordance with the criteria in 36 CEQA 	X	X	X	X	Prior to issuance of demolition and grading permit

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significance of a historical resource as defined in Section 15064.5.	<p>Section 15064.5</p> <ul style="list-style-type: none"> If a building is determined to be eligible, a qualified architectural historian would draft a plan for the building's treatment that would be reviewed by the City to ensure treatment complies with the Secretary of the Interior Standards for the Treatment of Historic Properties. Recordation: Appropriate Department of Parks and Recreation forms (DPR 523) will be prepared and submitted by the project applicant. 					
Impact CUL-2: Construction activities could potentially cause a substantial adverse change in the significance to a known archaeological resource pursuant to Section 15064.5.	<p>Mitigation Measure CUL-2: According to CEQA Section 15126.4 avoidance of historical resources is the preferred mitigation. If avoidance is not feasible, an appropriate plan (archaeological monitoring plan or testing plan) should be prepared to mitigate adverse effects to the site. The plan should be limited to the area of adverse effect.</p> <p>Before construction, True Life Companies and future development, shall obtain the services of a qualified archaeological consultant to analyze specific project impacts and ground disturbance in order to prepare an appropriate archaeological monitoring plan (AMP) or archaeological testing plan (ATP) to ensure there are no adverse impacts to CA-SCL-134, and to address the possibility that project construction may impact previously unknown buried archaeological resources (see Mitigation Measure CUL-3).</p> <p>Where feasible, Resource CA-SCL-134 shall be avoided. If avoidance is not feasible, data recovery shall be conducted in accordance with an approved Archaeological Data Recovery Plan.</p> <p>Archaeological testing, monitoring, and any resulting data recovery shall be conducted by a professional archaeologist in compliance with CEQA Guideline Section §15064.5. In addition, the professional archaeologist should consider the results of Native American consultation and provide for a Native American monitor when applicable during future monitoring or testing.</p>			X	X	Prior to issuance of demolition and grading permit; Construction
Impact CUL-3:	Mitigation Measure CUL-3: In accordance with CEQA Guideline	X	X	X	X	Construction

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Construction activities could potentially cause a substantial adverse change in the significance to an unknown archaeological resource pursuant to Section 15064.5.	<p>§15064.5 (f), should any previously unknown historic-period resources, including but not limited to glass, metal, ceramics, wood, privies, trash deposits or similar debris, be discovered in any of the four project sponsor areas during grading, trenching, or other on-site excavation(s), earthwork within 25 feet of these materials shall be stopped until a qualified professional archaeologist has an opportunity to evaluate the potential significance of the find and suggest appropriate mitigation(s), as determined necessary to protect the resource.</p> <p>Should any previously unknown prehistoric resources be discovered during grading, trenching, or other on-site excavation(s), earthwork within 25 feet of these materials shall be stopped until a qualified professional archaeologist and the Native American contacts are consulted. The Native American contacts should include those consulted during preparation of the CRAR. The qualified professional archaeologist and Native American contacts would have an opportunity to evaluate the potential significance of the find and suggest the appropriate steps to protect the resource. Such prehistoric resource could include charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, or pockets of dark, friable soils. These may include some or all of the following:</p> <p>(A) According to CEQA Section 15126.4, avoidance is the preferred mitigation. Since CEQA provisions regarding the preservation of historic resources direct that adverse effects to historic resources shall be avoided, if feasible, the resource shall be protected from damaging effects through avoidance.</p> <p>(B) Avoidance can include, but is not limited to, the following options:</p> <ol style="list-style-type: none"> 1. Planning construction to avoid the historic site. 2. Incorporation of sites within parks, green space, or other open space. 3. Capping the historic site with a layer of chemically stable soil before construction. Capping the historic site would include installation of a water permeable protective barrier that is covered with a 3-ft.-thick layer of chemically stable soil before constructing non-intrusive facilities on the site. Excavation for landscaping, irrigation or any other purpose shall be limited to the soil layer above the 					

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	<p>water permeable protective barrier. If the soil layer cannot accommodate all planned underground utilities, a thicker soil layer may be used to cover the site.</p> <p>4. Deeding the site into a permanent conservation easement.</p> <p>(C) If avoidance of any previously undiscovered archaeological site is not feasible, data recovery shall be conducted in accordance with an approved Archaeological Data Recovery Plan (ADRP) to mitigate adverse effects to the significance of the site – the area of data recovery being limited to the area of adverse effect. A professional, qualified archaeologist shall conduct data recovery in compliance with CEQA Guideline Section §15064.5. Once the site has been properly tested, subject to data recovery, or preserved to the satisfaction of the professional archaeologist in compliance with CEQA Guideline §15064.5, the site can be further developed.</p>					
Impact CUL-4: Construction activities could directly or indirectly destroy a unique paleontological resource on site or unique geologic feature.	Mitigation Measure CUL-4: A discovery of a paleontological specimen during any phase of the LSAP buildout shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal), as determined by a professional paleontologist, shall be implemented to mitigate the impact.	X	X	X	X	Construction
Impact CUL-5: Construction could potentially disturb human remains, including those interred outside of formal cemeteries.	<p>Mitigation Measure CUL-5: Section 7050.5(b) of the California Health and Safety code shall be implemented in the event that human remains, or possible human remains, are located within the study area during project-related construction excavation. Section 7050.5(b) states:</p> <p>In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are</p>	X	X	X	X	Construction

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	<p>not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.</p> <p>The County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the NAHC within 24 hours. The Commission has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance to project proponents as to the ultimate disposition of any Native American remains.</p>					
Hazards and Hazardous Materials						
<p>Impact HAZ-1: Hazardous building materials may be encountered during building demolition, which could result in adverse health effects to construction workers exposed to these hazardous materials.</p>	<p>Mitigation Measure HAZ-1: Some components encountered as part of building demolition may contain hazardous materials. Materials that may result in possible risk to human health and the environment when improperly managed include lamps, thermostats, and light switches containing mercury; batteries from exit signs, emergency lights, and smoke alarms; lighting ballasts which contain polychlorinated biphenyl (PCB); and lead pipes or roof vent flashings. Universal wastes, lubrication fluids, and equipment containing chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) shall be removed before structural demolition begins. Demolition waste such as fluorescent lamps, PCB ballasts, lead acid batteries, mercury thermostats, and lead flashings have special case-by-case requirements for generation, storage, transportation, and disposal. Before disposing of any demolition waste, the project developer and the demolition contractor shall determine if the waste is hazardous. If hazardous, the project developer and the demolition contractor shall submit a disposal plan that complies with the applicable regulations for review and approval by the City's CUPA (the Santa Clara Fire Department Hazardous Materials Division) prior to demolition permits being issued and shall ensure</p>	X	X	X	X	Construction

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	proper disposal of waste materials.					
Impact HAZ-2: Contaminated groundwater related to the NSC Superfund site may have migrated beneath the study area.	<p>Mitigation Measure HAZ-2: Project applicants within the area of known contamination related to the National Semiconductor superfund site must perform groundwater and vapor testing and, if needed, remediation to ensure that the site poses no risk to construction workers, future residents, or the environment. After demolition of the existing structures and removal of asphalt, the groundwater and vapor sampling will be conducted to evaluate the concentrations of contaminants underlying the site.</p> <p>If contaminated groundwater or vapor is detected that exceeds safe thresholds for permanent residential development, a Site Management Plan (SMP) approved by the Regional Water Quality Control Board (RWQCB) will be prepared by an environmental professional to establish management practices for controlling and handling identified hazardous materials. The project applicant shall comply with the provisions of the SMP. The project applicant's environmental professional shall assist in the implementation of the SMP and shall perform full-time observation services during demolition, excavation, grading and trenching activities. In addition to these requirements, the following protocols shall be established:</p> <ul style="list-style-type: none"> ▪ If the vapor sampling determines that hazardous vapors exceed recommended levels for permanent residential uses, the project applicant will prepare and submit a vapor mitigation plan (VMP) for approval by the RWQCB and/or the EPA (United States Environmental Protection Agency). The VMP will include an evaluation of risks to construction workers and future residents, and shall include discussion of site-specific measures to reduce this risk to acceptable levels. In addition, the project developer shall provide financial assurances of adequate funds for long-term operation and maintenance of the VMP, if required. ▪ Prior to the start of any construction activity that involves below ground work (e.g., grading, foundation construction, excavation, or utility trenching), a copy of the SMP shall be provided to the contractors for their review, along with any other relevant information regarding risk abatement. Each contractor shall 	X	X			Pre-construction, Construction

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	<p>provide such information to its subcontractors.</p> <ul style="list-style-type: none"> ▪ If groundwater monitoring wells, extraction wells, or conveyance piping are located on-site, measures shall be implemented to protect these features during construction. The RWQCB shall be notified in writing of construction activities in these areas and, at a minimum, these areas shall be marked and cordoned off. Upon completion of construction activities, wells and associated infrastructure shall be inspected by a qualified environmental professional to determine if they have been damaged. If these onsite features require decommissioning, the project developer shall obtain the written approval by the RWQCB and other necessary permits. The RWQCB's written approval shall be submitted to the City. ▪ During project demolition, an environmental professional shall be present to observe soil conditions, monitor vapors with a hand held meter, and determine if additional soil sampling should be performed. Daily Field Reports (DFRs) shall be prepared by the Environmental Professional documenting: 1) the day's activities; 2) vapor monitoring; 3) soil and groundwater sampling and associated analytical testing; 4) the installation of the vapor barrier system; and 5) variances with the SMP. Photographs shall be taken to help document information entered in the DFR. When a photograph is taken, the following information shall be written in the daily field report: 1) time, date, location, and, if appropriate, weather conditions; 2) description of the subject photographed; and 3) name of person taking the photograph. ▪ Perimeter air monitoring shall be conducted at the site during any activity that significantly disturbs site soil (e.g., grading, foundation construction, excavation, or utility trenching) to document the effectiveness of dust control measures. ▪ If dewatering is required, the means and methods to extract, treat and dispose groundwater also shall be presented to the RWQCB for their written approval. This written approval shall be submitted to the City. ▪ Appropriate measures shall be implemented to reduce soil vapor and groundwater migration through trench backfill and utility 					

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	<p>conduits. Such measures shall include placement of low-permeability backfill “plugs” at specified intervals on-site and at all locations where the utility trenches extend off-site. In addition, utility conduits that are placed below ground water shall be installed with water-tight fittings to reduce the potential for ground water to migrate into the conduits.</p> <ul style="list-style-type: none"> Upon completion of construction activities, the environmental professional shall prepare a report documenting compliance with the SMP; it shall contain a summary of: 1) vapor monitoring; 2) groundwater monitoring; 3) the installation of the vapor barrier system; and 4) other information, as required by the RWQCB. This report shall be submitted to the RWQCB and EPA. Written approval of the completion report by the RWQCB shall be provided to the City. <p>The project applicants shall record a new Covenant and Environmental Restriction on Property (Deed Restriction) in accordance with the requirements of California Civil Code Section 1471. The new deed restriction will prohibit extraction of groundwater for purposes other than monitoring and remediation and will require that activities that disturb the soil beneath the site, such as grading, excavation or removal, shall be in accordance with the SMP.</p>					
Impact HAZ-3: Soil and groundwater contamination within the study area may expose construction workers and the public to significant health risks.	<p>Mitigation Measure HAZ-3: The following steps shall be implemented to reduce the risk of adverse public health impacts or environmental hazards resulting from soil and groundwater contaminants within the study area.</p> <p><i>Reporting Requirements</i></p> <p>Prior to issuance of demolition, grading, or building permits, project applicants shall submit a Phase I Environmental Site Assessment (ESA) to the City’s Fire Prevention/Hazardous Materials Division. The reports shall make recommendations for the preparation of additional subsurface sampling (Phase II) and/or remedial action (Phase III), if appropriate, and should be signed by a Professional Geologist or Professional Engineer.</p> <p>If the environmental site assessment reports recommend remedial</p>	X	X	X	X	Prior to issuance of a demolition, grading, or building permit, Construction

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	<p>action, the project applicant shall:</p> <ul style="list-style-type: none"> Consult with the appropriate local, state, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits, and sumps. Obtain and submit written evidence of approval for any remedial action if required by a local, state, or federal environmental regulatory agency. Submit a copy of all applicable documentation required by local, state, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II environmental site assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. <p><i>Best Management Practices During Construction</i></p> <ul style="list-style-type: none"> Project applicants shall implement the following Best Management Practices (BMPs) regarding potential soil and groundwater contamination throughout demolition, grading, and construction activities. Soil removed from the site during project construction shall be stockpiled in a secure and safe manner. All contaminated soils determined to be hazardous must be adequately sampled prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with the requirements of applicable local, state and federal agencies, including the RWQCB, the Santa Clara County Department of Environmental Health (SCCDEH), and/or the City's Fire Prevention/Hazardous Materials Division. Groundwater pumped from the subsurface shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved 					

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	<p>pursuant to applicable laws and policies of the City of Santa Clara, SCCDEH, and/or the RWQCB. Engineering controls shall be utilized, which may include impermeable barriers to prohibit groundwater and vapor intrusion into the proposed buildings (pursuant to the review and approval of the Fire Prevention/Hazardous Materials Division and/or SCCDEH).</p> <p>Prior to issuance of any demolition, grading, or building permit, the applicant shall submit for review and approval by the Fire Prevention/Hazardous Materials Division, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the SCCDEH and RWQCB, have granted all required clearances and confirmed that the all applicable standards, regulations and conditions for all previous contamination at the site.</p>					
Hydrology and Water Quality						
<p>Impact HYD-1: Development under the LSAP could introduce pollutants to groundwater during construction.</p>	<p>Mitigation Measure HYD-1: In the event groundwater is encountered during construction activities, onsite dewatering would be required. The discharge of any dewatered groundwater would comply with BMPs as described in the SWPPP, and if found to be contaminated would be handled as described in Mitigation Measure HAZ-2 and HAZ-3.</p>	X	X	X	X	Construction

Environmental Impacts	Mitigation Measure	Responsible Party				Timing
		Westlake Urban	SummerHill Homes	True Life	Future Development	
Noise and Vibration						
Impact NOI-1: Operational noise from mechanical equipment could potentially exceed noise standards identified in the General Plan and Santa Clara City Code.	Mitigation Measure NOI-1: Due to the number of variables inherent in the mechanical equipment needs of new buildings (number and type of units, locations, size, housing or enclosures, etc.), the impacts of mechanical equipment noise on adjacent noise-sensitive uses shall be assessed during the final stage of project design for Phase 1 development. Design planning shall take into account the noise criteria associated with such equipment and use site planning to locate equipment in less noise-sensitive areas, where feasible. Other controls could include, but shall not be limited to, fan silencers, enclosures, and screen walls. An acoustical study shall be prepared during final project design to evaluate the potential noise generated by building mechanical equipment and to identify the necessary noise controls that are included in the design to meet the City's 55 dBA daytime and 50 dBA nighttime noise limits. The study shall be submitted to the City of Santa Clara for review and approval prior to issuance of any building permits.	X	X	X		Prior to issuance of building permits
Impact NOI-2: Operational noise from truck circulation and loading activities associated with future development could potentially exceed identified noise standards.	Mitigation Measure NOI-2: Future developers will evaluate noise impacts on surrounding sensitive land uses once project-specific information, such as type and size of the retail uses, loading zone locations, hours of operation, and frequency of deliveries, is available. Due to the close proximity of the proposed retail uses to the proposed residential uses, noise impacts could be reduced with the implementation of the following measures: <ul style="list-style-type: none">▪ Move loading zones inside (e.g., within parking structures), where possible, and as far from adjacent residential uses as possible.▪ Implement a no idling policy at all retail locations that requires engines to be turned off after five minutes.▪ Recess truck docks into the ground. Equip loading bay doors with rubberized gasket type seals to allow little loading noise to escape.				X	Project Design

Environmental Impacts	Mitigation Measure	Responsible Party				Timing
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Impact NOI-3: Construction of the SummerHill Homes and future development within the study area would potentially include substantial temporary or periodic increases in ambient noise levels in the study area vicinity above existing levels without the project.	Mitigation Measure NOI-3: The project developer shall develop a construction noise control plan, including, but not limited to, the following available controls: <ul style="list-style-type: none"> Ensure that construction activities (including the loading and unloading of materials and truck movements) within 300 feet of residentially zoned property are limited to the hours of 7:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 6:00 PM on Saturdays. No construction is permitted on Sundays or holidays. Ensure that excavating, grading and filling activities (including warming of equipment motors) within 300 feet of residentially zoned property are limited to the hours of 7:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 6:00 PM on Saturdays. No construction is permitted on Sundays or holidays. Contractors equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. Contractors utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Locate loading, staging areas, stationary noise-generating equipment, etc. as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA. Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site. Comply with Air Resource Board idling prohibitions of uneasy idling of internal combustion engines. Construct solid plywood fences around construction sites adjacent to operational business, residences or noise-sensitive land uses. A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This 	X	X	X	X	Pre-construction, Construction

Environmental Impacts	Mitigation Measure	Responsible Party				Timing
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	<p>mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling.</p> <ul style="list-style-type: none"> Route construction-related traffic along major roadways and as far as feasible from sensitive receptors. Businesses, residences or noise-sensitive land uses adjacent to construction sites should be notified of the construction schedule in writing. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site. Include a disclosure in the lease of the future tenants on the Westlake Urban and True Life Companies properties that provides information regarding the on-going construction activities at the SummerHill Homes development and future development sites. Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosure and acoustically attenuating shields or shrouds; Impact tools (e.g., jack hammers, pavement breakers and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; Noise reducing pile-driving techniques shall be employed during Project construction, including installation of intake and exhaust mufflers on pile-driving equipment, vibrating piles into place when feasible and installing shrouds around pile-driving hammer where feasible; implementing "quite" pile-driving technology (such as pre-drilling of piles and the use of more than one driver to shorten total pile driving duration) where feasible, in consideration of geotechnical and structural requirements and conditions; use of condition blocks to dampen noise if feasible based on soil 					

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	<p>conditions; and</p> <ul style="list-style-type: none"> At least 48 hours prior to pile-driving activities, the applicant shall notify building owners and occupants within 600 feet of the Project area of the dates, hours and expected duration of such activities. 					
Transportation and Traffic						
<p>Impact CUM-TR-1: Project traffic would make a cumulatively considerable contribution to unacceptable traffic operations at Intersection #29: Great America Parkway/Tasman Drive under Cumulative Plus Phase 1 conditions.</p> <p>Impact CUM-TR-4: Project traffic would make a cumulatively considerable contribution to unacceptable traffic operations at Intersection #29: Great America Parkway/Tasman Drive under Cumulative Plus Buildout conditions</p>	<p>Mitigation Measure CUM-TR-1: Project applicants shall add a southbound right-turn lane to Intersection #29: Great America Parkway/Tasman Drive based on their project's fair share contribution. The City of Santa Clara shall determine the calculation of fair share accordingly during future design phases.</p>	X	X	X	X	Project design, Construction

Environmental Impacts	Mitigation Measure	Responsible Party				Timing
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<p>Impact CUM-TR-2: Project traffic would make a cumulatively considerable contribution to unacceptable traffic operations at Intersection #36: Bowers Avenue/Monroe Street under Cumulative Plus Phase 1 project conditions.</p> <p>Impact CUM-TR-7: Project traffic would make a cumulatively considerable contribution to unacceptable traffic operations at Intersection #36: Bowers Avenue/Monroe Street under Cumulative Plus Buildout conditions</p>	<p>Mitigation Measure CUM-TR-2: Project applicants shall add a northbound and southbound left-turn lane and left-turn phasing adjustment (from split to protected) in the northbound and southbound direction to Intersection #36: Bowers Avenue/Monroe Street based on their project's fair share contribution. The City of Santa Clara shall determine the calculation of fair share accordingly during future design phases.</p>	X	X	X	X	Project design, Construction
<p>Impact CUM-TR-5: Project traffic would make a cumulatively considerable contribution to unacceptable traffic</p>	<p>Mitigation Measure CUM-TR-4: Project applicants shall add a westbound right-turn lane to Intersection #30: Great America Parkway/Mission College Boulevard based on their project's fair share contribution. The City of Santa Clara shall determine the calculation of fair share accordingly during future design phases.</p>	X	X	X	X	Project design, Construction

Environmental Impacts	Mitigation Measure	Responsible Party				Timing
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operations at Intersection #30: Great America Parkway/Mission College Boulevard under Cumulative Plus Buildout conditions.						
Impact CUM-TR-6: Project traffic would make a cumulatively considerable contribution to unacceptable traffic operations at Intersection #35: Bowers Avenue/Kifer Road under Cumulative Plus Buildout conditions.	Mitigation Measure CUM-TR-5: Project applicants shall add a second eastbound left-turn lane to Intersection #35: Bowers Avenue/Kifer Road based on their project's fair share contribution. The City of Santa Clara shall determine the calculation of fair share accordingly during future design phases.	X	X	X	X	Project design, Construction
Utilities and Service Systems						
Impact UTIL-1: Future development under the LSAP could potentially not be served by a landfill with sufficient permitted capacity to accommodate the development's solid waste needs.	Mitigation Measure UTIL-1: Before permits, including demolitions and grading, for any future development are approved, the City must have a solid waste disposal location to fulfill the needs of that proposed development.				X	Project design, Construction

Source: Circlepoint, 2016